

CITY OF CENTRAL

BY COUNCIL MEMBER DEJOHN

ORDINANCE NO. 2014-_____

**TO AMEND THE CITY OF CENTRAL COMPREHENSIVE
ZONING CODE**

BE IT ORDAINED by the Council of the City of Central, State of Louisiana as follows:

Section 1: Chapter 13, Section 6 is hereby amended to read as follows:

Section 13.6 Variances

- A. **Authority.** The Board of Adjustments, after a hearing may determine and vary the regulations of this Zoning Code in harmony with their general purpose and intent in specific cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this Zoning Code. Provided, however, that **except as provided in Section 15.2. I.1.** no variation shall be granted authorizing the use of land, buildings or structures which is not a permitted use or a conditional use in the district in which the land, building or structures are located.

Section 2: Chapter 15, Section 15.2, Paragraph I is hereby amended to read as follows:

- I. **Nonconforming Uses of Structures or Lands.** The lawfully existing nonconforming use of all or part of a structure or parcel, may be continued subject to the following provisions:
1. The nonconforming use of part of a structure or parcel shall not be expanded or extended into any other portion of such building or parcel. **Notwithstanding the foregoing, the nonconforming use of a part of a structure or parcel may be expanded by up to 35% upon approval of the Board of Adjustments using the procedures and standards set forth for the granting of Variances in Section 13.6. However, in addition to the standards set forth in Section 13.6 C., the Board of Adjustments must determine that the expansion will not contribute to the alteration of the character of the neighborhood.**
 2. If a nonconforming use of a structure or parcel is discontinued for a period of 180 days, it shall not be renewed.
 3. A nonconforming use shall not be changed to another nonconforming use-, **except that a nonconforming use may be changed to another nonconforming use so long as the "new" use is less intense than the current use (as determined by the Zoning Administrator). Should said change of use occur, the structure or parcel may not be returned to the "original" or other more intense use.**

Section 3: Chapter 10 is hereby amended adding a new Section 10.2 as follows:

Section 10.2 Bulk Regulations

Though the purpose of the B-5 district is to accommodate large scale retail and office development (over 75,000 square feet of building or retail space), nothing herein requires that property zoned B-5 be developed to such a scale.

Section 4: Conflicts

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 5: Severability

If any section, subsection, sentence, clause or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Reviewed by the Planning Commission on this ____ day of _____, 2014.

Introduced before the Council on this ____ day of May, 2014.

Notice of public hearing before the Council was published in The Advocate on the ____ day of _____, 2014.

Adopted by the Council this ____ day of May, 2014 by a vote of:

YEAS:

NAYS:

Signed this ____ day of _____, 2014.

Shelton "Mac" Watts, Mayor

Attest:

Mark Miley, City Clerk

Adopted ordinance published in The Advocate on the ____ day of _____, 2014.